

OFFICE OF THE ZONING ADMINISTRATOR
FINAL AGENDA

Meeting of April 6, 2004

Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123
Hearing Room

8:30 a.m.

NEW BUSINESS

Minor Use Permits

1. Cingular Wireless, ZAP 03-010, North County Metro Community Planning Area, Limited Industrial (M52) Use Regulation, General Plan Designation (15) Limited Impact Industrial (Clary)

The project is an application by Cingular Wireless for a Minor Use Permit to construct an unmanned wireless telecommunications facility that consists of the installation and operation of antennas and associated equipment cabinets. The project proposes to install a prefabricated telecommunications equipment shelter and three antenna arrays of two antennas each mounted on a new 45-foot monopine. A proposal to raise the height of the proposed monopine from 35 feet to 45 feet is also being requested. The Zoning Ordinance allows transmitting antennas to be raised above the maximum height of the specified designator with a Minor Use Permit pursuant to Section 4622 (b). The equipment shelter will be placed above ground on a concrete pad, with a building size of 10 feet by 16 feet while measuring at 10 feet high. The proposed project is located at 2550 South Santa Fe Avenue, Vista, in the North County Metropolitan Area and subject to the Limited Impact Industrial (15) General Plan Land Use Designation and subject to the M52, Limited Industrial Use Regulations, which anticipates civic uses and permits cellular facilities under the Minor Impact and Utilities with approval of a Minor Use Permit pursuant to the Zoning Ordinance Section 2524 (b).

2. AT&T Wireless Facility, ZAP 03-058, North County Metro Subregional Plan Area, S92 Use Regulation (Forsythe)

This is a request for a Minor Use Permit to construct an unmanned wireless facility consisting of four 1 foot x 2 foot x 5 inch panel antennas mounted on a new double cross arm assembly on an existing 40 foot 6 inch SDG&E wood power pole. The antennas will be painted to match the existing utility pole. Support equipment consists of two cabinets and a meter pedestal located on a 3 foot 10 inch x 2 foot 2 inch concrete pad located approximately 75 feet west of the pole. All cables between the cabinets and the pole will be undergrounded. A steel guardrail and landscaping with native plants typical of the location are also proposed.

3. AT&T Wireless Facility, ZAP 03-059, North County Metro Subregional Plan Area, A70 Limited Agriculture Use Regulation (Forsythe)

This is a request for a Minor Use Permit for an unmanned wireless telecommunications facility within the County right-of-way. The project consists of four one-foot long by two-foot tall by five-inch wide panel antennas mounted on a new ten-foot cross arm on an existing 40-foot 8-inch SDG&E power pole. Support equipment will be located at grade at the base of the existing pole on a concrete pad measuring approximately 45 square feet and will be screened by concrete block walls on three sides and native vegetation on the remaining side that faces the street. The area is residential and agricultural in all directions. The zoning is A70 Limited Agriculture and the Plan Designation is (20) General Agriculture. The property is subject to an "A" Agricultural Preserve Designator. An existing Sprint facility with the same type of design is located approximately 450 feet to the south of the proposed project site. The project is accessed by Cloverdale Road, a public road.

4. ZAP 03-061, AT&T Wireless Services, San Dieguito Planning Area, RR.5 Use Regulation (Forsythe)

The project is an application by AT&T Wireless for a Minor Use Permit to construct an unmanned wireless telecommunications facility within a County right-of-way. The equipment to be installed consists of four antennas on a new 43-foot high utility pole that will replace an existing 39-foot high SDG&E utility pole. The antennas will be located at each end of a 10-foot long cross arm. The radio and power equipment will be located at grade at the base of the new utility pole on a new concrete slab. The equipment will be located at a minimum of 6 feet from the base of the new utility pole. All equipment, antennas, and conduit will be painted to match and blend into the color of the new utility pole and surrounding landscape. The project site is located adjacent to 19918 Elfin Forest Road. The area surrounding the site is residential in nature with lots ranging in size from 2 to 4 acres. Access to the site will be from Elfin Forest Road, a public road.

"THIS AGENDA IS NOW AVAILABLE ON THE COUNTY OF SAN DIEGO'S WEBSITE AT "WWW.CO.SAN-DIEGO.CA.US". VISIT THE DEPARTMENT OF PLANNING AND LAND USE WEB PAGE AT "WWW.SDCDPLU.ORG."